



Levy County Board of County Commissioners
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LEVY COUNTY

Development Services

Presented by: Laura Jones, JBPro, Interim Zoning Official

Date: September 22, 2025

Petition: CZ 25-02

Applicant: Kenneth Metcalf

Owner: Air 22, LLC

Property Address: 21350 NE 30 ST Williston, 32696

Parcel ID: 051500010A

Parcel Size: 21.25 acres

Current Zoning District: R-1 (residential)

Proposed Zoning District: C-3 (commercial)



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Request Summary

The applicant, Mr. Kenneth Metcalf, acting as the authorized agent for the property owner, Air 22 LLC, is requesting a zoning map amendment for Parcel Number 051500010A (hereinafter referred to as the “subject parcel”). The request seeks to rezone the property from R-1 (Residential) to C-3 (Commercial). The subject parcel comprises approximately 21.25 acres and is located in Section 9, Township 13 South, Range 19 East, within unincorporated Levy County, Florida.

Existing and Surrounding Zoning Districts

The subject parcel is currently zoned R-1 (Residential). As illustrated in *Figure 1*, the parcel is contiguous to other R-1 zoned properties along its northern, western, and southern boundaries. To the east, across U.S. Highway 27, the parcel is adjacent to properties zoned C-2 (Commercial, Neighborhood) and C-3 (Commercial, Moderately Intensive).

Figure 1: Zoning Arial Map of Subject Parcel and Surrounding Area



Surrounding Area Context

The subject parcel, comprising approximately 21.25 acres, is located at the southwest corner of the intersection of NE 30th Street (County Road 121) and U.S. Highway 27. As depicted in *Figure 1* and summarized in *Table 1*, the surrounding area includes a mix of agricultural, single-family residential, and commercial uses, contributing to a diverse land use pattern.

The property is situated outside the municipal limits of the City of Williston but lies within the Williston Municipal Service District (MSD). The nearest point of the Williston City Limits is approximately 1.37 miles west of the subject parcel, while the closest edge of the Williston MSD lies approximately 0.17 miles south of the parcel boundary.

To the south, the subject parcel shares a boundary with Parcel 0515000500, owned by the Florida Department of Transportation (FDOT). This adjacent parcel contains environmentally sensitive features, including designated wetlands (per the U.S. Fish and Wildlife Service National Wetlands Inventory) and floodplain areas (as identified by FEMA's National Flood Hazard Layer). The subject property's total area provides sufficient space to accommodate appropriate buffers from these adjacent sensitive environmental features.

Table 1: Surrounding Uses

Direction	Future Land Use Category	Zoning District	Current Use
Subject	Low Density Residential (LDR)	R-1	Cropsoil
North	Low Density Residential (LDR)	R-1	Right-Of-Way (NE 30 th St) Single Family Residential
South	Low Density Residential (LDR)	R-1	Pastureland FDOT Water Retention Area
West	Low Density Residential (LDR)	R-1	Cropsoil
East	Commercial (C)	C-2	Right-Of-Way (US 27)
	Low Density Residential (LDR)	R-1	1 Story Office Single Family Residential

Staff Analysis

Land Development Code Consistency

Sec. 50-665. - Criteria for amendments to the zoning map atlas. The following criteria shall be considered by county staff, the planning commission and the board of county commissioners when reviewing an amendment to the zoning map atlas:

(1) Consistency. The proposed rezoning is consistent with the comprehensive plan and this land development code.

The subject parcel is proposed to be designated with a Commercial Future Land Use (FLU) classification through SSA 25-02. The Comprehensive Plan describes the Commercial FLU category as permitting a range of commercial land uses and the development of central business districts. The following levels of intensity are permitted:

- **Commercial/Professional Office**
- **Neighborhood/Retail Services**
- **Community/Retail and Wholesale Business**
- **Regional/Retail and Wholesale Business**

The Commercial FLU allows for a minimum lot size of one-quarter acre and a maximum floor area ratio of 0.5, with all development subject to applicable local and state regulations. While the Commercial FLU is generally permitted within Municipal Service Districts (MSDs) and Planned Unit Developments (PUDs), it may also be permitted in specific rural areas identified in the Future Land Use Map Series.

The subject parcel is located within the Williston MSD, thereby qualifying for the Commercial FLU designation. Section 50-661 of the LDC defines the C-3 (Moderately Intensive Commercial) zoning district as intended to accommodate more intensive commercial uses. Section 50-663 confirms that the C-3 zoning district is consistent with the Commercial FLU designation.

Therefore, the proposed rezoning to C-3 is consistent with both the Levy County Comprehensive Plan and the Land Development Code.

(2) Compatibility. The proposed rezoning is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

As illustrated in *Figure 1* and summarized in *Table 1*, the subject parcel is located within a transitional area characterized by a mix of land use types:

- **North, West, and South Boundaries:** Adjacent parcels are primarily zoned R-1 and developed with single-family residential or agricultural uses.
- **East Boundary:** Across U.S. Highway 27, adjacent parcels are zoned C-2 and C-3, with active or planned commercial uses.
- **Municipal Service District:** The parcel lies within the Williston MSD, which promotes compact, mixed-use, and higher-intensity development patterns, including commercial nodes along key transportation corridors.

Nearby zoning includes:

- Parcel 0515000000 – Zoned C-2, directly across US 27.
- Parcel 0514200000 – Zoned C-3, also directly across US 27.
- Parcel 1591400000 – Zoned C-2, approximately 500 feet north of the subject parcel.

The adjacency to existing commercial zoning districts and location along a principal arterial road demonstrates the parcel's compatibility with more intensive commercial uses. The rezoning would serve as a natural extension of existing commercial development in the area and would not introduce land use conflicts.

(3) Development patterns. The proposed rezoning shall result in logical and orderly development patterns.

The proposed amendment would support logical and orderly development patterns by reinforcing commercial development along an established transportation corridor (US 27). Rezoning the subject parcel to C-3 would:

- **Expand a commercial node along a major regional roadway.**
- **Establish continuity with existing commercial zoning districts (C-2 and C-3) to the east.**

- Reduce development pressure on residential and rural lands by concentrating commercial growth where infrastructure and road access are already present.
- Encourage a compact, service-oriented development pattern within the Williston MSD, consistent with the intent of the Comprehensive Plan and LDC.

This alignment with adjacent land use patterns reduces the potential for incompatible development and encourages efficient use of land and infrastructure.

(4) Suitability

The subject parcel demonstrates high suitability for development under the C-3 zoning district based on location, infrastructure, environmental conditions, and size:

- **Location:** The site has direct frontage along U.S. Highway 27, a principal arterial roadway, and NE 30th Street (CR 121). Its location within the Williston MSD aligns with the County's long-range vision for more intensive commercial development in this area.
- **Soils and Environmental Features:** According to data from the USDA Natural Resources Conservation Service (NRCS) and the FEMA National Flood Hazard Layer, the parcel contains no significant limitations due to soil type, flood hazard, or poor drainage. The property's topography and soils support a broad range of development options. Wetlands and floodplain areas on adjacent Parcel 0515000500 (owned by FDOT) are not located within the subject parcel boundaries, and the parcel is large enough to accommodate appropriate buffers.
- **Parcel Size:** At approximately 21.25 acres, the site exceeds the minimum lot size requirement for the C-3 zoning district and provides sufficient area to accommodate on-site infrastructure, access management, landscaping, stormwater facilities, and buffers. This also allows for future site plan flexibility to ensure compatibility with surrounding uses.

(5) Adequate public facilities/services. The property is served by public facilities that are adequate for the uses that are allowed in the proposed zoning district(s).

At present, the subject property does not have access to central public water or sewer systems. As such, development under the proposed C-3 zoning would rely on private wells and septic systems, in accordance with Florida Department of Health standards. Any future commercial development will be limited in intensity based on the capacity of on-site systems to support such uses.

The absence of public utilities does not preclude rezoning but may influence the timing and scale of development. The proposed C-3 zoning will allow for commercial uses that can be supported by private systems, with the potential to accommodate higher-intensity uses if/when public utility infrastructure is extended to the area.

(6) Access. Available ingress and egress is adequate for the uses that are allowed in the proposed zoning district.

The subject parcel is located at the intersection of NE 30th Street (CR 121) and U.S. Highway 27, both of which are paved and county-maintained (CR 121) or state-maintained (US 27) roadways. These roadways are designed to accommodate the volume and type of traffic typically generated by C-3 commercial uses, including vehicular, delivery, and potential truck traffic.

- **US 27 is classified as a principal arterial, providing regional connectivity.**
- **CR 121 serves as a minor collector, supporting local access to adjacent parcels and neighborhoods.**

The location allows for the safe and efficient movement of traffic to and from the site. Any future development will be subject to driveway permits and access management review by the Florida Department of Transportation (FDOT) and Levy County, as applicable.



(7) Public health, safety, and welfare. The uses allowed within the proposed zoning district shall not adversely affect public health, safety, and welfare.

The proposed rezoning to C-3 is not anticipated to negatively affect public health, safety, or welfare. On the contrary, it is expected to support several public benefits, including:

- **Improved Local Access to Goods and Services:** Development of commercial uses closer to residents within the MSD will reduce the need to travel long distances, particularly for essential retail and service needs.
- **Compact Development Patterns:** Concentrating commercial uses within MSDs promotes efficiency in land use, infrastructure investment, and transportation.
- **Environmental Benefits:** By encouraging development near existing roadways and infrastructure, the proposed rezoning supports
- **reduced vehicle miles traveled (VMT), lower emissions, and better air quality.**
- **Economic Development:** The rezoning supports business expansion opportunities and may contribute to increased employment, local tax revenues, and economic vitality within the County.

Staff Findings

Petition CZ 25-02 has been evaluated pursuant to the criteria set forth in Section 50-665 of the Levy County Land Development Code. Based on this review, staff finds that the application is consistent with the applicable zoning amendment requirements established in that section.

Instructions to the Levy County Planning Commission

In accordance with the procedures established, the Planning Commission may forward one of the following recommendations to the Board of County Commissioners:

- Recommend approval of the petition;
- Recommend denial of the petition; or
- Recommend approval with conditions or modifications as deemed appropriate.